



VIRGINIA REAL ESTATE BOARD

VREB *SPEAKING*

www.dpor.virginia.gov

Spring 2015

Message from the Chair



Joseph Funkhouser, II

As spring unfolds and the school year draws to a close, real estate licensees across Virginia are engaged in the busy selling season.

The Board desires that all its licensees are equipped in their practice to comply with all Virginia real estate laws and Board regulations. However, as the dozens of disciplinary actions listed on pages 5 through 11 of this newsletter indicate, not all licensees comply with these laws and regulations. The Board's Education Committee has concluded that knowledgeable, honest and involved principal, managing and supervising brokers are the key to operating compliant real estate firms with compliant licensees.

The Board's dilemma is trying to determine how best to bring all brokers up to the high standard

practiced by most brokers. We will continue to discuss this subject and certainly appreciate your input and ideas on how to raise brokers' standards.

The Board's "Online Salesperson License Transfer" process is operational. The online transfer process allows a salesperson to transfer his/her active license to a new real estate firm completely online. The article on page 2 describes this process and links to a video tutorial to assist licensees.

We celebrate April as Fair Housing month and renew our commitment to fight housing discrimination. A brief summary of the federal and Virginia Fair Housing laws, and the Board's recent Fair Housing cases are in an article on page 3.

Effective April 1, 2015, the Board requires that all Board-certified pre-license education providers submit a digital photograph of each license examination candidate to PSI Exams as part of DPOR and the Board's ongoing effort to prevent exam fraud. The article on page 3 gives details about this new requirement.

The article on page 4 summarizes 2015 General Assembly legislation affecting the Board and its licensees. Most of these provisions go into effect on July 1, 2015.

The changes to the Board's regulations outlined in the [Spring 2014 newsletter](#) are still under final review by the Governor. There is no deadline for the Governor to finish his review, so it is unknown when these changes will go into effect.

Please contact Board staff or me at REBoard@dpor.virginia.gov or 804-367-8526 with your comments.

Joe Funkhouser, Chairman

Virginia Real Estate Board
Perimeter Center, Suite 400
9960 Mayland Drive
Richmond, VA 23233
804-367-8526

Terence R. McAuliffe
Governor

Maurice Jones
Secretary, Commerce & Trade

INSIDE THIS ISSUE

| | <u>PAGE</u> |
|-----------------------------------|-------------|
| Real Estate Board Members | 2 |
| Online License Transfer | 2 |
| Fair Housing Month and Actions | 3 |
| New Photograph Requirement | 3 |
| 2015 General Assembly Update | 4 |
| Board Disciplinary Actions | 5-11 |
| Number of Board Licensees | 12 |
| Board Staff & Contact Information | 12 |

2015 Meeting Dates

May 7, 2015
July 9, 2015
October 1, 2015
November 5, 2015

All meetings are held at the address above.

BOARD MEMBERS

Joseph Funkhouser, II, Chair
Harrisonburg
Licensee Member
Four-year term ends on 6/30/2018

Sandra Ferebee, Vice Chair
Norfolk
Licensee Member
Four-year term ends on 6/30/2018

Jennifer B. Boysko
Herndon
Citizen Member
Four-year term ends on 6/30/2016

Anh Tu Do
Annandale
Licensee Member
Four-year term ends on 6/30/2015

Antonio M. Elias
Charlottesville
Citizen Member
Four-year term ends on 6/30/2018

Lynn G. Grimsley
Newport News
Licensee Member
Four-year term ends on 6/30/2016

Steve Hoover
Roanoke
Licensee Member
Four-year term ends on 6/30/2016

Catherine M. Noonan
Henrico
Licensee Member
Four-year term ends on 6/30/2016

Lee Odems
Woodbridge
Licensee Member
Four-year term ends on 6/30/2017



Online Salesperson License Transfer In Operation

The Board now offers an online option for active real estate salespersons to transfer their licenses to a new real estate firm. This online option is an alternative to the current paper license transfer application process. A video tutorial providing step-by-step instructions on how to transfer a salesperson license online is available [here](#).

Principal brokers, sole proprietors and brokers with signature authority who want to approve a salesperson to transfer to their firm or sole proprietorship will be able to do so completely online, instead of signing and submitting a paper application to the Board. However, even if a salesperson starts the process online, and for whatever reason the new broker does not want to approve it online, the broker will still be able to complete the transfer by emailing or faxing a paper approval form called the *Online Approval-Broker Acknowledgement Form* to the Board.

To initiate the **online** transfer application process, the salesperson must first create a [DPOR Online Services](#) profile, complete the *Online Salesperson Transfer* application and then send the new broker the *Application Summary* (by email, fax or mail). This *Application Summary* includes instructions on how the broker completes the online license transfer approval.

Online approvals require brokers to create and use their own DPOR Online Services profile. After the broker receives and reviews the *Application Summary*, the broker can approve the transfer online. If the broker does not want to approve the transfer online, he can instead submit the paper *Online Approval-Broker Acknowledgement Form*, which is available on the board's website [here](#).

The license transfer will take effect once the broker provides either online approval or signs the paper *Online Approval-Broker Acknowledgement Form*. A salesperson should not practice real estate with the new firm to which he is transferring **until the new broker approves his transfer** either online or by signing the paper form. DPOR [License Lookup](#) will update the day after the Board records the transfer.

April is Fair Housing Month and Recent Fair Housing Cases

April 2015 marks the 47th anniversary of the passage of the federal Fair Housing Act, and it marks the 43rd anniversary of the passage of the Virginia Fair Housing Law. Federal and state fair housing laws prohibit housing discrimination based on race, color, religion, national origin, sex, disability, and familial status. Virginia's Fair Housing Law further protects "elderliness," individuals age 55 or older, from housing discrimination.

Fair Housing Law protects people from bias when trying to rent an apartment, buy a house, obtain a mortgage, or purchase homeowner's insurance. Fair housing requirements apply to property managers, owners, landlords, real estate agents, banks, savings institutions, credit unions, insurance companies, mortgage lenders, and appraisers.



The Fair Housing Board administers and enforces the Virginia Fair Housing Law, although the Real Estate Board is responsible for fair housing cases involving real estate licensees or their employees. Each board investigates housing discrimination through the DPOR Virginia Fair Housing Office. All fair housing cases must attempt conciliation – an alternative dispute resolution negotiating approach. Successful conciliation agreements are public unless both parties request and agree to a confidentiality clause. If conciliation is unsuccessful in resolving the complaint,

the Board determines if reasonable cause exists to support a charge of discrimination. In cases where the Board determines reasonable cause and issues a charge of discrimination, the Attorney General's Office brings civil suit in circuit court seeking relief for the complainant. The following fair housing actions were rendered by the Board at its September 2014, November 2014 and March 2015 meetings:

| <u>Case Number</u> | <u>Case Name</u> | <u>Action</u> |
|--------------------|--|--|
| 2015-00861 | VA REB v. Long & Foster Real Estate, Inc., Carol McEwen, Gerald N. McEwen, Jr., dba Jerry McEwen, Jennifer McEwen Lunger, dba Jinx McEwen Lunger, William D. Montgomery, III & Esther Montgomery | Conciliation Agreement |
| 2014-03833 | Alefia Thomas v. Varina Station Partnerships, LLC and Landmark Property Services, Inc. | Conciliation Agreement |
| 2015-00259 | LaRhonda Thomas v. Mercury Property Management, Inc., and Thomas Apartments, LLC | Conciliation Agreement |
| 2013-02663 | Carolyn King v. CRP of Bainbridge Crystal Square LLC and Bainbridge Mid-Atlantic, LLC | Respondents Interfered with King's Fair Housing Rights |

New Photograph Requirement for License Exam Candidates

At its November 19, 2014, meeting, the Board approved a modification to its license examination contract with PSI Exams, Inc. (PSI) to require that Board-certified pre-license education providers submit to PSI a digital photograph of each student, along with the other already-required information, who completes the Board-approved pre-license education course requirement, and is thereby eligible to sit for the real estate license examination. This initiative is part of DPOR and the Board's effort to increase examination security and reduce fraud. This new requirement went into effect on April 1, 2015.

The Board's action was in response to systemic fraud across several DPOR-regulated professions which was highly organized and coordinated primarily by a few individuals in Northern Virginia. The fraud included real estate professionals, cosmeticians, contractors, tradesmen, and others seeking licensure through DPOR. In general terms, the scam consisted of identity fraud, as well as false verification of education and experience.

2015 General Assembly Update

New Laws Affecting the Virginia Real Estate Board

The 2015 General Assembly passed **1,513** of the 2,776 bills and resolutions introduced during its “short” 46-day session.

Below are descriptions of Real Estate Board-related bills passed by the legislature and signed by the governor, **effective July 1, 2015**, unless a different enactment date is noted. For more on the new laws, visit the [Legislative Information System](#).



HB 1965—a DPOR agency bill requested by the Real Estate Board and endorsed by the Virginia Association of REALTORS® (VAR)—will improve administration of the Real Estate Recovery Fund by addressing deficiencies in the current statute.

Existing law requires precise judgment order language, which resulted in the Board being forced at times to deny otherwise valid claims. Consumers and their attorneys often expressed frustration in interpreting and satisfying eligibility requirements, particularly the technicalities required for debt collection prior to filing a claim within statutory deadlines. The current law also failed to address cases where the licensee filed bankruptcy, leaving the consumer without the judgment order necessary to file a claim or pursue debt collections and preserve their eligibility to come to the fund.

Modeled after similar amendments to the Contractor Recovery Fund Act from 2013 that have proven effective, the new law:

- Provides a way for the Real Estate Board to rely on the claim itself to determine “improper or dishonest conduct,” if the attorney or judge neglects to do so in the judgment order;
- Defines “verified claim,” the basis for determining eligibility and payment from the Fund, and amends bankruptcy-related definitions to allow for partial distributions so consumers who recover amounts may still file a claim; and
- Streamlines the legal prerequisites consumers must complete *before* submitting a claim, including exhausting all legally available action to collect on the debt, and clarifies when the clock starts for determining the one-year deadline to file with the Board

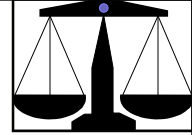
The legislation does not alter the underlying principle of the Recovery Fund, which is to provide an avenue of *last resort* for consumers otherwise unable to collect on a civil judgment.

HB 1642 & SB 775—requested by VAR—add to the Residential Property Disclosure Form a disclaimer concerning **flood hazard areas** and **flood insurance**. As with the existing nine disclosures/disclaimers, the new law advises purchasers to “exercise whatever due diligence” they deem necessary.

HB 2295 adds the topics of **flood hazard areas** and the **National Flood Insurance Program** to the post-license education (PLE) and continuing education (CE) curricula required of salespersons and brokers as a condition of license renewal. With a six-month delayed enactment date of January 1, 2016, the Board and approved education providers are given additional time to incorporate this new educational component into their PLE and CE courses.



BOARD DISCIPLINARY ACTIONS



The Real Estate Board (Board) licenses or certifies real estate salespersons, brokers, firms, proprietary schools and pre-license instructors. If a complaint is filed against a licensee who is subject to the laws and regulations of the Board, the complaint is reviewed by the Compliance and Investigations Division (CID) of DPOR to determine if a violation of these laws or regulations may have occurred. If there is probable cause of a violation, an investigation is initiated. If the investigation reveals that one or more violations may have occurred, the licensee receives notice to appear at an informal fact-finding conference (IFF) to address these alleged violations.

In some cases the licensee may be offered a pre-IFF Consent Order. A Consent Order is an agreement between the licensee and the Board consisting of specific violations and sanctions. Pre-IFF Consent Orders eliminate the time and expense associated with conducting an IFF.

If an IFF is held, a recommendation from the IFF hearing officer consisting of proposed violations and sanctions is submitted to the Board for consideration at its next meeting. The Board can take the following disciplinary actions against a licensee: assess a monetary penalty; suspend or revoke a license; place an individual on probation; require additional education; or deny renewal. A licensee can continue to practice throughout the disciplinary process until the Board either revokes or suspends his license.

The following disciplinary actions from the Board's September and November 2014 meetings and from the January and March 2015 meetings can be viewed at [DPOR License Lookup](#). First, type the licensee's name in the "Search Text" box. Then click the "Search" button. Then click the "Complaints" tab. Then click on the highlighted "File ID" number link. The Order and Report of Findings for that case will appear.

| <u>Case Number</u> | <u>Licensee</u> | <u>Violations & Sanctions</u> |
|--------------------|--|--|
| 2014-00528 | Janet L. Cox Woodbridge, VA | 18 VAC 135-20-300 - Misrepresentation/Omission \$500 Monetary Penalty, \$150 Board Costs, 8 hours Cont. Education |
| 2014-01089 | David B. Bessey Virginia Beach, VA | 18 VAC 135-20-180 - Maintenance & Management Escrow Accounts \$500 Monetary Penalty, \$150 Board Costs, 3 hours Cont. Education |
| 2013-00507 | Charles R. Hulett Virginia Beach, VA | 18 VAC 135-20-160 - Place of Business 18 VAC 135-20-185 - Maintenance & Management Financial Records \$3000 Monetary Penalty, \$350 Board Costs, 8 hours Cont. Education |
| 2014-00594 | Susan A.. Scott Virginia Beach, VA | 18 VAC 135-20-260 - Unworthiness & Incompetence \$1500 Monetary Penalty, 3 hours Continuing Education |
| 2014-02887 | Patsy J. Hancock North Chesterfield, VA | 18 VAC 135-20-180 - Maintenance & Management Escrow Accounts \$250 Monetary Penalty, \$150 Board Costs, 2 hours Cont. Education |
| 2014-00392 | John R. Downey, II Manakin-Sabot, VA | 18 VAC 135-20-180 - Maintenance & Management Escrow Accounts 18 VAC 135-20-260 - Unworthiness & Incompetence \$1500 Monetary Penalty, 6 hours Continuing Education |
| 2013-02367 | Linda B. Call Richmond, VA | 18 VAC 135-20-260 - Unworthiness & Incompetence \$300 Monetary Penalty |
| 2013-02319 | Kelly V. Trebour Midlothian, VA | 18 VAC 135-20-180 - Maintenance & Management Escrow Accounts \$250 Monetary Penalty, 3 hours Continuing Education |
| 2014-01448 | Horace R. Talley Mechanicsville, VA | 18 VAC 135-20-310 - Delivery of Instruments \$650 Monetary Penalty, \$150 Board Costs, 2 hours Cont. Education |



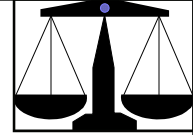
DISCIPLINARY ACTIONS (Cont.)



| <u>Case Number</u> | <u>Licensee</u> | <u>Violations & Sanctions</u> |
|--------------------|---|---|
| 2014-02018 | Raymond P. Sellers Moneta, VA | 18 VAC 135-20-260 - Unworthiness & Incompetence \$1500 Monetary Penalty, \$150 Board Costs, 8 hours Cont. Education |
| 2013-02826 | Hyonchi K. Gunselman Fredericksburg, VA | 18 VAC 135-20-180 - Maintenance & Management Escrow Accounts 18 VAC 135-20-220 - Disclosure of Brokerage Relationships 18 VAC 135-20-260 - Unworthiness & Incompetence (2 counts) \$5000 Monetary Penalty, 6 hours Continuing Education, Broker License Revocation with Simultaneous Salesperson License Issued |
| 2013-02566 | Xiao X. Wang Ashburn, VA | 18 VAC 135-20-170 - Failure to Maintain License Name/Address 18 VAC 135-20-210 - Disclosure of Interest 18 VAC 135-20-260 - Unworthiness & Incompetence (2 counts) \$3550 Monetary Penalty, 3 hours Continuing Education, License Revocation |
| 2014-01229 | Matthew B. Whitman Fredericksburg, VA | 18 VAC 135-20-260 - Unworthiness & Incompetence (2 counts) \$650 Monetary Penalty, \$150 Board Costs, License Probation and Quarterly Reporting for Two Years to the Board |
| 2014-00958 | Daniel L. White Carrollton, VA | 18 VAC 135-20-260 - Unworthiness & Incompetence (3 counts) \$2000 Monetary Penalty, \$150 Board Costs |
| 2013-01709 | Karen L. White Smithfield, VA | §54.1-2131.A.4 - Failure to Exercise Ordinary Care 18 VAC 135-20-240 - Failure to Provide Records to the Board 18 VAC 135-20-260 - Unworthiness & Incompetence \$5350 Monetary Penalty, \$150 Board Costs, 2 hours Continuing Education, Six-month License Suspense, License Probation and Quarterly Reporting for One Year to the Board |
| 2014-02206 | Marshall A. Ramsey, Jr. Falls Church, VA | 18 VAC 135-20-300 - Misrepresentation/Omission \$1000 Monetary Penalty, \$150 Board Costs, 8 hours Cont. Education |
| 2014-01904 | Kimberly E. Main Chesapeake, VA | 18 VAC 135-20-180 - Maintenance & Management Escrow Accounts \$500 Monetary Penalty, \$150 Board Costs, 3 hours Cont. Education |
| 2014-01864 | Ali F. Palmieri Silver Spring, MD | 18 VAC 135-20-180 - Maintenance & Management Escrow Accounts \$500 Monetary Penalty, \$150 Board Costs, 4 hours Cont. Education |
| 2014-01546 | Rudolph Tota Arlington, VA | 18 VAC 135-20-270 - Conflict of Interest \$550 Monetary Penalty, \$150 Board Costs, License Revocation |
| 2014-02274 | Naney M. Fam Woodbridge, VA | 18 VAC 135-20-260 - Unworthiness & Incompetence (2 counts) \$1600 Monetary Penalty, \$150 Board Costs, License Revocation |
| 2014-02493 | Bette S. Gorman Alexandria, VA | §54.1-2133.A.4 - Failure to Exercise Ordinary Care with the Landlord \$450 Monetary Penalty, \$150 Board Costs, 4 hours Cont. Education |
| 2014-02150 | Katherine H. Marks Virginia Beach, VA | 18 VAC 135-20-180 - Maintenance & Management Escrow Accounts \$500 Monetary Penalty, \$150 Board Costs, 4 hours Cont. Education |
| 2014-00567 | Deborah H. Santos Ashburn, VA | 18 VAC 135-20-185 - Maintenance & Management Financial Records \$1400 Monetary Penalty, \$150 Board Costs, 6 hours Cont. Education |
| 2014-02466 | Diane C. Sokolowich Chesapeake, VA | 18 VAC 135-20-180 - Maintenance & Management Escrow Accounts \$300 Monetary Penalty, \$150 Board Costs, 2 hours Cont. Education |



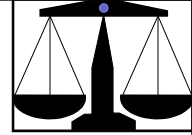
DISCIPLINARY ACTIONS (Cont.)



| <u>Case Number</u> | <u>Licensee</u> | <u>Violations & Sanctions</u> |
|--------------------|---|---|
| 2014-00612 | Kelli R. Walker Fredericksburg, VA | 18 VAC 135-20-260 - Unworthiness & Incompetence \$1500 Monetary Penalty, \$150 Board Costs, 2 hours Cont. Education |
| 2014-01857 | Anthony V. Riddick Chesapeake, VA | 18 VAC 135-20-260 - Unworthiness & Incompetence (9 counts) \$150 Board Costs, License Revocation |
| 2014-03172 | Irene B. Kabler Mount Vernon, VA | 18 VAC 135-20-180 - Maintenance & Management Escrow Accounts \$300 Monetary Penalty, \$150 Board Costs |
| 2014-03290 | Petra E. Tucker Carrollton, VA | 18 VAC 135-20-180 - Maintenance & Management Escrow Accounts \$500 Monetary Penalty, \$150 Board Costs, 2 hours Cont. Education |
| 2014-03454 | Jean K. Garrell Leesburg, VA | 18 VAC 135-20-180 - Maintenance & Management Escrow Accounts \$400 Monetary Penalty, \$150 Board Costs, 2 hours Cont. Education |
| 2014-03436 | Cynthia A. James Stafford, VA | 18 VAC 135-20-180 - Maintenance & Management Escrow Accounts \$400 Monetary Penalty, \$150 Board Costs, 2 hours Cont. Education |
| 2014-03481 | Jimmy A. Yeh Vienna, VA | 18 VAC 135-20-260 - Unworthiness & Incompetence \$150 Board Costs, 6 hours Continuing Education |
| 2014-00730 | Donna L. Pope Boykins, VA | 18 VAC 135-20-220 - Disclosure of Brokerage Relationships \$250 Monetary Penalty, 3 hours Continuing Education |
| 2014-01104 | Michelle R. Marshall Norfolk, VA | 18 VAC 135-20-180 - Maintenance & Management Escrow Accounts \$500 Monetary Penalty, 3 hours Continuing Education |
| 2015-00042 | Nieshia R. Williams Washington, D.C. | 18 VAC 135-20-260 - Unworthiness & Incompetence \$150 Board Costs, License Revocation |
| 2014-02497 | Daan De Raedt Arlington, VA | 18 VAC 135-20-260 - Unworthiness & Incompetence \$1000 Monetary Penalty, \$150 Board Costs, 3 hours Cont. Education |
| 2014-02357 | Cynthia M. Zalud Ashburn, VA | 18 VAC 135-20-260 - Unworthiness & Incompetence \$500 Monetary Penalty, \$150 Board Costs |
| 2014-01122 | Ashley N. Moss Danville, VA | 18 VAC 135-20-170 - Failure to Maintain License Name/Address 18 VAC 135-20-260 - Unworthiness & Incompetence (2 counts) \$3000 Monetary Penalty, \$150 Board Costs, License Revocation |
| 2015-00045 | John S. Lowe Chesterfield, VA | 18 VAC 135-20-180 - Maintenance & Management Escrow Accounts \$500 Monetary Penalty, \$150 Board Costs, 2 hours Cont. Education |
| 2014-03623 | Sung W. Kim Springfield, VA | 18 VAC 135-20-260 - Unworthiness & Incompetence \$500 Monetary Penalty, \$150 Board Costs, License Revocation |
| 2014-01344 | Saul E. Romero Alexandria, VA | 18 VAC 135-20-260 - Unworthiness & Incompetence \$1100 Monetary Penalty, \$150 Board Costs, License Revocation |
| 2014-03061 | Lydia Bouck Alexandria, VA | 18 VAC 135-20-185 - Maintenance & Management Financial Records \$1000 Monetary Penalty, \$150 Board Costs, and Bouck agrees not to reinstate her expired and inactive broker license or make application for any license issued by the Real Estate Board |
| 2014-02832 | Rocky I. D. Tkacz Newport News, VA | 18 VAC 135-20-180 - Maintenance & Management Escrow Accounts \$500 Monetary Penalty, \$150 Board Costs, 3 hours Cont. Education |



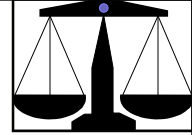
DISCIPLINARY ACTIONS (Cont.)



| <u>Case Number</u> | <u>Licensee</u> | <u>Violations & Sanctions</u> |
|--------------------|---|---|
| 2014-02772 | Maria M. Ramirez Manassas, VA | 18 VAC 135-20-180 - Maintenance & Management Escrow Accounts 18 VAC 135-20-260 - Unworthiness & Incompetence (2 counts) \$1000 Monetary Penalty, \$150 Board Costs, 5 hours Cont. Education, Broker License Revocation with simultaneous issuance of salesperson license, agrees not to apply for a broker license for five years |
| 2013-01890 | Paul D. Hogge Chantilly, VA | 18 VAC 135-20-180 - Maintenance & Management Escrow Accounts \$900 Monetary Penalty, License Revocation |
| 2014-00080 | Paul D. Hogge Chantilly, VA | 18 VAC 135-20-180 - Maintenance & Management Escrow Accounts 18 VAC 135-20-240 - Failure to Provide Records to the Board 18 VAC 135-20-260 - Unworthiness & Incompetence (6 counts) \$5250 Monetary Penalty, License Revocation |
| 2014-01665 | Mario A. Mitchell Centreville, VA | 18 VAC 135-20-170 - Failure to Maintain License Name/Address 18 VAC 135-20-260 - Unworthiness & Incompetence \$2250 Monetary Penalty, License Revocation |
| 2014-01687 | Joseph T. Cooke Richmond, VA | 18 VAC 135-20-180 - Maintenance & Management Escrow Accounts 18 VAC 135-20-185 - Maintenance & Management Financial Records 18 VAC 135-20-240 - Failure to Provide Records to the Board 18 VAC 135-20-260 - Unworthiness & Incompetence \$5700 Monetary Penalty, License Revocation |
| 2014-02435 | Mounir Badawy McLean, VA | 18 VAC 135-20-170 - Failure to Maintain License Name/Address 18 VAC 135-20-250 - Failure to Respond to Board Inquiry \$2500 Monetary Penalty, License Revocation |
| 2014-03432 | Brenda J. Guzey Martinsburg, WV | 18 VAC 135-20-180 - Maintenance & Management Escrow Accounts \$100 Monetary Penalty, \$150 Board Costs, 2 hours Cont. Education |
| 2014-02801 | Terry D. Thompson Floyd, VA | 18 VAC 135-20-260 - Unworthiness & Incompetence \$1500 Monetary Penalty, \$150 Board Costs, 4 hours Cont. Education |
| 2015-00001 | Neil A. Vacchiano Goode, VA | 18 VAC 135-20-310 - Delivery of Instruments \$500 Monetary Penalty, \$150 Board Costs, 4 hours Cont. Education |
| 2013-03080 | Charlene C. Rector Nokesville, VA | 18 VAC 135-20-260 - Unworthiness & Incompetence \$1500 Monetary Penalty, \$150 Board Costs, 3 hours Cont. Education |
| 2015-00852 | Lourdes V. Spinosa Bristow, VA | 18 VAC 135-20-180 - Maintenance & Management Escrow Accounts \$100 Monetary Penalty, \$150 Board Costs |
| 2015-00427 | Jonathan S. Gift Nokesville, VA | 18 VAC 135-20-180 - Maintenance & Management Escrow Accounts \$100 Monetary Penalty, \$150 Board Costs |
| 2015-00412 | Horace A. Parsons, Jr. Warrenton, VA | 18 VAC 135-20-180 - Maintenance & Management Escrow Accounts \$400 Monetary Penalty, \$150 Board Costs, 3 hours Cont. Education |
| 2014-02926 | Pamela D. Moore Williamsburg, VA | 18 VAC 135-20-260 - Unworthiness & Incompetence \$1000 Monetary Penalty, \$150 Board Costs, 3 hours Cont. Education |
| 2014-02842 | Kip R. Waga, Sr. Chesapeake, VA | 18 VAC 135-20-260 - Unworthiness & Incompetence \$500 Monetary Penalty, \$150 Board Costs |



DISCIPLINARY ACTIONS (Cont.)



| <u>Case Number</u> | <u>Licensee</u> | <u>Violations & Sanctions</u> |
|--------------------|--|--|
| 2014-00194 | Charlene T. Wales Virginia Beach, VA | 18 VAC 135-20-260 - Unworthiness & Incompetence (2 counts) §54.1-2133.A.4 - Failure to Perform according to the Property Management Agreement Terms \$700 Monetary Penalty, \$150 Board Costs, 5 hours Cont. Education |
| 2014-02291 | Emmett E. Jefferson, III Chesapeake, VA | 18 VAC 135-20-310 - Delivery of Instruments \$650 Monetary Penalty, \$150 Board Costs, 3 hours Cont. Education |
| 2014-02590 | Michael Labelle Centreville, VA | § 54.1-2112 et seq - Virginia Real Estate Transaction Recovery Act Claim approved for \$20,000, License Revocation |
| 2015-00317 | Jeffrey S. Pyatt Chesapeake, VA | § 54.1-2112 et seq - Virginia Real Estate Transaction Recovery Act Claim approved for \$2735 License Revocation |
| 2014-01957 | Kevin D. Jones Virginia Beach, VA | 18 VAC 135-20-170 - Failure to Maintain License Name/Address 18 VAC 135-20-260 - Unworthiness & Incompetence \$1600 Monetary Penalty, 9 hours Continuing Education |
| 2013-02805 | Kimberly M. Slatter Virginia Beach, VA | 18 VAC 135-20-185 - Maintenance & Management Financial Records 18 VAC 135-20-250 - Failure to Respond to Board Inquiry 18 VAC 135-20-260 - Unworthiness & Incompetence (2 counts) \$5550 Monetary Penalty, License Revocation |
| 2014-01633 | Paulos W. Delkaso Springfield, VA | 18 VAC 135-20-180 - Maintenance & Management Escrow Accounts 18 VAC 135-20-185 - Maintenance & Management Financial Records 18 VAC 135-20-240 - Failure to Provide Records to the Board 18 VAC 135-20-260 - Unworthiness & Incompetence (2 counts) \$7550 Monetary Penalty, License Revocation |
| 2014-00804 | Debra K. Beagley Blacksburg, VA | 18 VAC 135-20-270 - Conflict of Interest 6 hours Continuing Education |
| 2014-00643 | Christine J. Douglas Henrico, VA | 18 VAC 135-20-260 - Unworthiness & Incompetence \$1000 Monetary Penalty, \$150 Board Costs |
| 2014-02222 | Jehat Mehmetoglu Reston, VA | 18 VAC 135-20-260 - Unworthiness & Incompetence (2 counts) \$3300 Monetary Penalty, \$150 Board Costs |
| 2015-00416 | Kim E. LeBlanc Port St. Lucie, FL | 18 VAC 135-20-170 - Failure to Maintain License Name/Address 18 VAC 135-20-180 - Maintenance & Management Escrow Accounts \$1100 Monetary Penalty, \$150 Board Costs, 7 hours Cont. Education |
| 2015-00470 | Beverly A. Herdman Culpeper, VA | 18 VAC 135-20-180 - Maintenance & Management Escrow Accounts (2 counts) \$100 Monetary Penalty, \$150 Board Costs |
| 2015-00429 | Louis B. Brill Manassas, VA | 18 VAC 135-20-260 - Unworthiness & Incompetence \$150 Board Costs, Broker License Revocation with simultaneous issuance of salesperson license, Agrees not to apply for a Broker License |
| 2014-01937 | Coretta L. McKinney Woodbridge, VA | 18 VAC 135-20-180 - Maintenance & Management Escrow Accounts 18 VAC 135-20-185 - Maintenance & Management Financial Records \$1850 Monetary Penalty, Two-year License Probation with Quarterly Reporting, 7 hours Continuing Education |



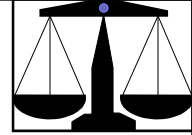
DISCIPLINARY ACTIONS (Cont.)



| <u>Case Number</u> | <u>Licensee</u> | <u>Violations & Sanctions</u> |
|--------------------|---|---|
| 2015-00729 | Mason C. McLeod Roanoke, VA | 18 VAC 135-20-260 - Unworthiness & Incompetence \$1000 Monetary Penalty, \$150 Board Costs, 6 hours Cont. Education |
| 2014-03731 | Jose A. A. Paz Woodbridge, VA | 18 VAC 135-20-180 - Maintenance & Management Escrow Accounts 18 VAC 135-20-260 - Unworthiness & Incompetence 18 VAC 135-20-310 - Delivery of Instruments \$1750 Monetary Penalty, \$150 Board Costs, 11 hours Cont. Education |
| 2014-02354 | Melvyn A. Williams Falls Church, VA | §54.1-2131.A.1 - Failure to Perform According to Brokerage Agreement §54.1-2131.A.4 - Failure to Exercise Ordinary Care 18 VAC 135-20-160 - Place of Business \$2450 Monetary Penalty, License Revocation |
| 2013-02532 | Linda A. Baldwin Danville, VA | 18 VAC 135-20-170 - Failure to Maintain License Name/Address 18 VAC 135-20-180 - Maintenance & Management Escrow Accounts 18 VAC 135-20-260 - Unworthiness & Incompetence (2 counts) \$6000 Monetary Penalty, License Revocation |
| 2014-02838 | James E. Dolan, Sr. Lynchburg, VA | 18 VAC 135-20-260 - Unworthiness & Incompetence \$2500 Monetary Penalty, \$150 Board Costs, License Surrender |
| 2015-01454 | Alex C. Asercion Virginia Beach, VA | 18 VAC 135-20-180 - Maintenance & Management Escrow Accounts 18 VAC 135-20-300 - Misrepresentation/Omission \$650 Monetary Penalty, \$150 Board Costs, 5 hours Cont. Education |
| 2014-02830 | Todd F. Pleasants Hampton, VA | 18 VAC 135-20-180 - Maintenance & Management Escrow Accounts 18 VAC 135-20-300 - Misrepresentation/Omission \$650 Monetary Penalty, 5 hours Continuing Education |
| 2014-03370 | Debra L. Merklinger Virginia Beach, VA | 18 VAC 135-20-260 - Unworthiness & Incompetence No Sanction |
| 2014-02588 | Gregory Bennett Virginia Beach, VA | 18 VAC 135-20-260 - Unworthiness & Incompetence (2 counts) License Revocation |
| 2013-03474 | Kwan S. Chung Virginia Beach, VA | 18 VAC 135-20-260 - Unworthiness & Incompetence (2 counts) 18 VAC 135-20-280—Improper Brokerage Commission \$3250 Monetary Penalty, License Revocation |
| 2015-00058 | Leah M. Howard Forest, VA | 18 VAC 135-20-260 - Unworthiness & Incompetence \$2000 Monetary Penalty, \$150 Board Costs, 6 hours Cont. Education |
| 2014-03022 | Dooil Shin Annandale, VA | 18 VAC 135-20-260 - Unworthiness & Incompetence \$500 Monetary Penalty, \$150 Board Costs, License Revocation |
| 2015-00985 | Charlotte A. Ferrigno Ashburn, VA | 18 VAC 135-20-300 - Misrepresentation/Omission \$500 Monetary Penalty, \$150 Board Costs, 4 hours Cont. Education |
| 2015-01066 | Jerry M. Bartlett Springfield, VA | 18 VAC 135-20-180 - Maintenance & Management Escrow Accounts \$900 Monetary Penalty, \$150 Board Costs, 4 hours Cont. Education, Board waives \$500 of \$900 Monetary Penalty |
| 2015-00684 | Robert J. Graham Haymarket, VA | 18 VAC 135-20-180 - Maintenance & Management Escrow Accounts \$250 Monetary Penalty, \$150 Board Costs, 3 hours Cont. Education |



DISCIPLINARY ACTIONS (Cont.)



| <u>Case Number</u> | <u>Licensee</u> | <u>Violations & Sanctions</u> |
|--------------------|---|---|
| 2014-02684 | Brett E. Owen Virginia Beach, VA | 18 VAC 135-20-170 - Failure to Maintain License Name/Address 18 VAC 135-20-240 - Failure to Provide Records to the Board §54.1-2132.A.4 - Failure to Exercise Ordinary Care \$1950 Monetary Penalty, \$150 Board Costs, License Revocation |
| 2014-01471 | Robert M. Drechsler Richmond, VA | 18 VAC 135-20-180 - Maintenance & Management Escrow Accounts 18 VAC 135-20-220 - Disclosure of Brokerage Relationships \$900 Monetary Penalty, \$150 Board Costs, 3 hours Cont. Education |
| 2014-01050 | Youngkil K. Lee Fairfax, VA | 18 VAC 135-20-260 - Unworthiness & Incompetence (2 counts) \$150 Board Costs, \$5000 Monetary Penalty; Waive the \$5000 Monetary Penalty if Lee complies with the following: License Revocation, agrees to the revocation of all licenses, certifications, registrations and approvals issued by the Board, agrees to not apply for or assist anyone in applying for any license within DPOR for 25 years, agree to not be affiliated in any manner with any education institution approved by any Boards within DPOR for 25 years, agrees not to be an employee, subcontractor, consultant, partner, member or owner of any entity or associate in any way with any person or entity to which a license, certificate, registration or approval has been issued to any Boards within DPOR for 25 years. |
| 2014-01047 | Chong Miller Fairfax, VA | 18 VAC 135-20-260 - Unworthiness & Incompetence (2 counts) \$150 Board Costs, \$5000 Monetary Penalty; Waive the \$5000 Monetary Penalty if Miller complies with the following: License Revocation, agrees to the revocation of all licenses, certifications, registrations and approvals issued by the Board, agrees to not apply for or assist anyone in applying for any license within DPOR for 25 years, agree to not be affiliated in any manner with any education institution approved by any Boards within DPOR for 25 years, agrees not to be an employee, subcontractor, consultant, partner, member or owner of any entity or associate in any way with any person or entity to which a license, certificate, registration or approval has been issued to any Boards within DPOR for 25 years. |
| 2015-00334 | Henry C. Birkhead, IV Virginia Beach, VA | 18 VAC 135-20-180 - Maintenance & Management Escrow Accounts \$500 Monetary Penalty, \$150 Board Costs, 3 hours Cont. Education |
| 2014-03214 | Susan L. Grimes Mason Neck, VA | 18 VAC 135-20-260 - Unworthiness & Incompetence (3 counts) \$1600 Monetary Penalty, \$150 Board Costs, License Revocation |
| 2014-03515 | Jessica L. Labrie Norfolk, VA | 18 VAC 135-20-180 - Maintenance & Management Escrow Accounts \$500 Monetary Penalty, \$150 Board Costs, 3 hours Cont. Education |
| 2014-03621 | Mary E. Horton Norfolk, VA | 18 VAC 135-20-180 - Maintenance & Management Escrow Accounts \$500 Monetary Penalty, \$150 Board Costs, 3 hours Cont. Education |
| 2015-00795 | Chae S. Kim Chesapeake, VA | 18 VAC 135-20-180 - Maintenance & Management Escrow Accounts \$500 Monetary Penalty, \$150 Board Costs, 4 hours Cont. Education |
| 2014-00904 | Lisa M. Doud Chesapeake, VA | 18 VAC 135-20-300 - Misrepresentation/Omission \$550 Monetary Penalty, \$150 Board Costs, 3 hours Cont. Education |
| 2014-03749 | David R. Wright, Jr. Moseley, VA | 18 VAC 135-20-310 - Delivery of Instruments \$400 Monetary Penalty, \$150 Board Costs, 2 hours Cont. Education |

DPOR Staff

Jay DeBoer, Director
 Nick Christner, Deputy Director
 Mark Courtney, Senior Director
 Lizbeth Hayes, Director
 Fair Housing Office



Real Estate Board Staff

Christine Martine
 Executive Director
 Kevin Hoefft
 Education Administrator
 Jeffrey Williams
 Board Administrator
 Emily Trent
 Administrative Assistant

Board Contact Information

Executive Director - 804-367-8552
 Licensing Section - 804-367-8526
 Education Section - 804-367-2406
 Fax Number - 866-826-8863
 E-mail - REBoard@dpor.virginia.gov
 Internet - www.dpor.virginia.gov
 DPOR Main Number - 804-367-8500
 Complaints Section - 804-367-8504

Board Licensees As of April 1, 2015

| <u>License Type</u> | <u>Number</u> |
|-----------------------------------|---------------|
| Principal Brokers (Active) - | 4,664 |
| Associate Brokers (Active) - | 5,694 |
| Sole Proprietors (Active) - | 1,364 |
| Inactive Brokers/Sole Proprietors | 1,145 |
| Salespersons (Active) - | 35,606 |
| Inactive Salespersons - | 8,967 |
| Real Estate Firms - | 4,667 |
| Firms (Branch Offices) - | 655 |
| Firms (Sole Proprietors) - | 1,369 |
| Firms (Business Entities) - | 1,679 |
| Proprietary Schools - | 189 |
| Pre-license Instructors - | 600 |
| Total Licensees - | 66,599 |

You 

Various Real Estate Application Video Tutorials on YouTube at:

<http://www.youtube.com/user/VirginiaDPOR>

- Online Salesperson Transfer
- Online Renewal and Services Registration
- Broker License Activate/Transfer
- Salesperson License Activate/Transfer



<http://www.facebook.com/VirginiaDPOR>

Connect with us on Facebook for the latest:

Answers to FAQs about new forms, regulations, updates
 Scheduled maintenance and service interruptions
 Office hours, holiday schedules, or weather delays
 Links to relevant articles, newsletters & releases